



# **PARKER AND TERRACE STREETS PROJECT UPDATE**

**FEBRUARY 3, 2022**

# AGENDA

- I. INTRODUCTIONS
- II. HISTORICAL OVERVIEW
- III. MISSION AND PROJECT SCOPE
- IV. COMMUNITY GARDEN AND OPEN SPACE
- V. KEY ELEMENTS IN THE REQUEST FOR PROPOSAL (RFP)
- VI. Q&A/DISCUSSION
- VII. NEXT STEPS

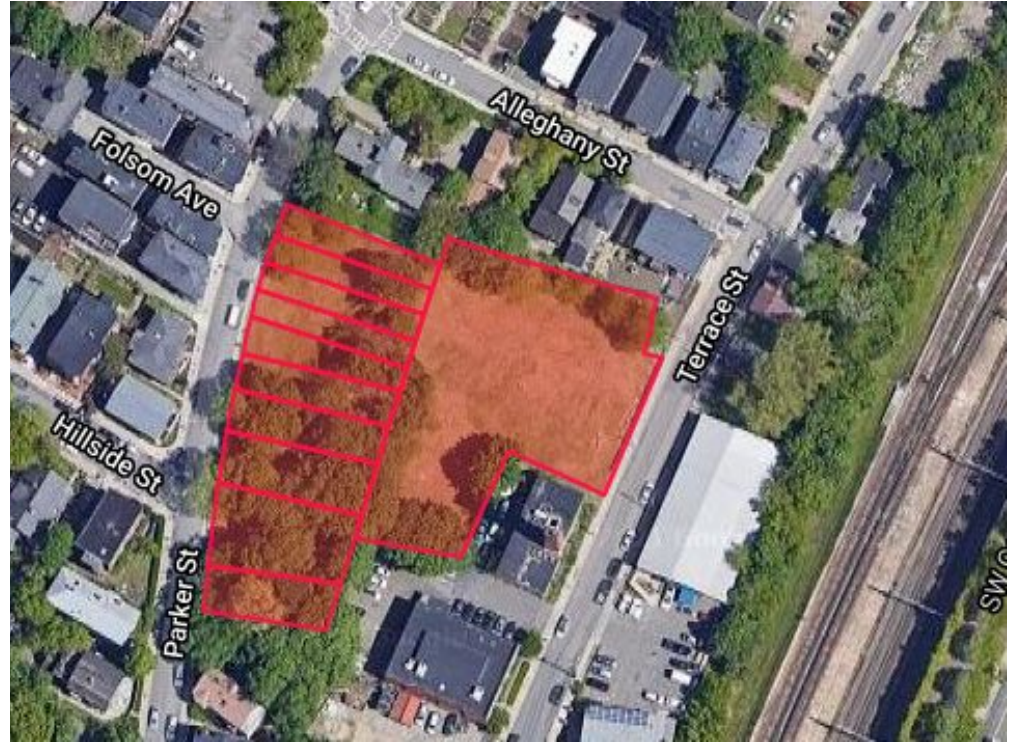




# PARCEL SUMMARY

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- **NUM. OF PARCELS:** 11
- **SQUARE FOOTAGE:** Approx. 58,000
- **ZONING:** 3F-3000 (Parker St) Light Industrial (Terrace St)
- **COUNCIL DISTRICT:** 8 (Councilor Bok)
- **NEIGHBORHOOD:** Mission Hill



**Site Map**

# PARCEL SUMMARY CONT.

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**SITE 1:** 790-796 Parker Street, approx. 15,007 square feet, for housing development, not to exceed 3 buildings.

**SITE 2:** 778-788 Parker Street, and 77 Terrace Street, approx. 42,450 square feet, for community garden space on the portion of Parker Street, combined with housing, mixed-use housing/commercial or commercial and light industrial uses on Terrace Street.



**View from 778 Parker Street**



**View from 77 Terrace Street**

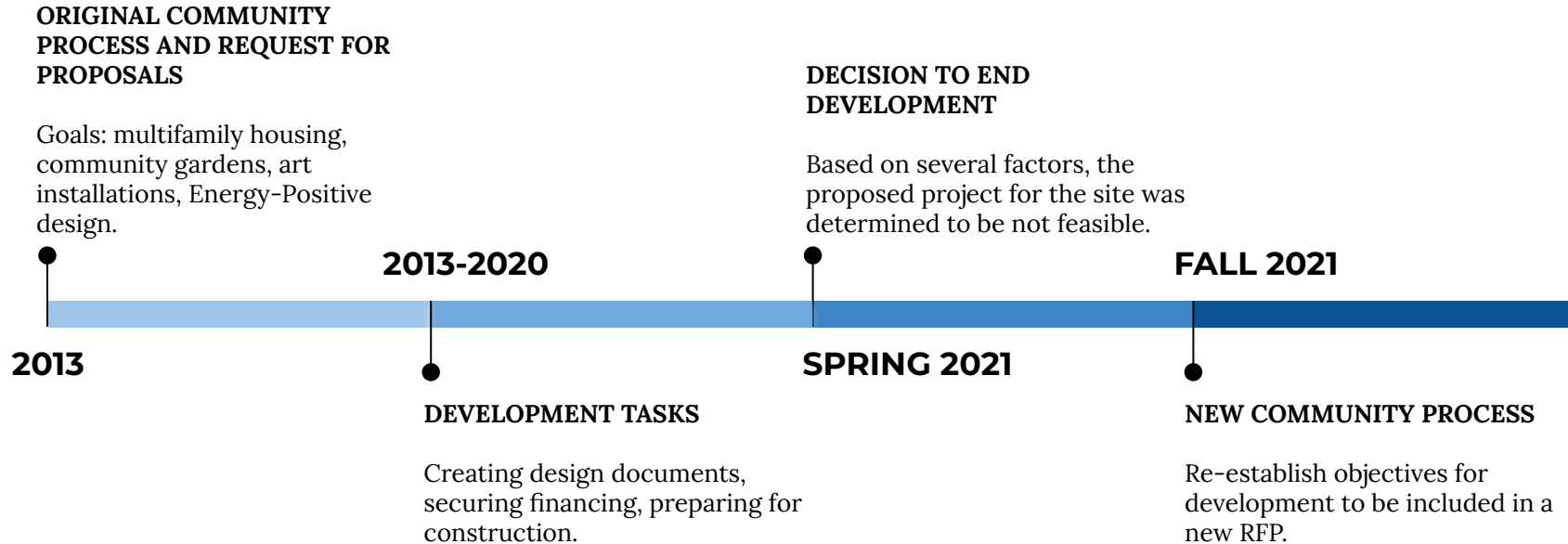


# HISTORICAL OVERVIEW



# PROJECT TIMELINE

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# ENVIRONMENTAL HISTORY

- Union Brewing Co. & Residential.
- Standard Plumbing Supply Co. & Residential.
- Vacant / Public Use.
- Regulated by MassDEP since Dec. 2000.
- Multiple assessments since that time.
- Historic urban fill material observed throughout the Site.
- Lead and polycyclic aromatic hydrocarbons (PAHs) in soil above standards site-wide primarily at depths of 0-6 feet.
- Lead is primary risk driver.



# WHAT WE HEARD FROM YOU!

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- Community support for affordable family-style homeownership, affordable artist homeownership, light industrial commercial space, affordable housing with moderate density.
- Support for open, green space on Parker Street plus low density housing; low density housing on Terrace Street. , reduced car use/parking, and additional forms of transit options.
- Neighborhood concerns around density given the number of projects in the pipeline for the area.
- Current zoning on Terrace Street- Light Industrial and Artist Housing- needs to be evaluated given neighborhood desire for some form of non-artist ownership housing.
- MOH should work with the City's Arts Commission to determine current needs for Boston's artist.
- Future development should consider traffic along Terrace Street. Safety concerns with congestion, and speeding (small children and animals).
- Future proposals must demonstrate financial feasibility given the previous development hurdles.



# MISSION AND PROJECT SCOPE



# MISSION AND PROJECT SCOPE

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## **WORKING WITH THE MISSION HILL COMMUNITY, WE ESTABLISHED THE FOLLOWING VALUES TO GUIDE THE RFP:**

- Honor and Grow Community Spaces and Uses. Community Garden, Arts elements.
  - Enhance Neighborhood Sustainability.
  - Increase Safety and Vibrancy.
  - Development that is Contextual to the Neighborhood.
  - Promote Equity and Inclusion in Development.
- Single RFP that includes two development opportunities (Site 1 and 2) and seeks the participation of leading design, construction, and development professionals in envisioning the next generation of sustainable neighborhoods and green buildings.
- MOH and the neighborhood are seeking development that is contextual to the neighborhood, low density in scale and conforms to current zoning, and promotes equity by advancing affordable new homeownership opportunities.
- Proposals should advance Boston's green building and renewable energy efforts to the next level by creating deep green, energy positive, and carbon-neutral buildings that contribute to healthy and sustainable Mission Hill.

# USES GUIDELINES

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- **HOUSING-** The primary use of the site is to be residential housing on a portion of Parker Street (Site 1), and community garden space on a portion of Parker Street, combined with housing, mixed-use housing/commercial or commercial and light industrial uses on Terrace Street. Preference for homeownership housing.
- **MIXED-USE-** On Terrace Street only (Site 2), if mixed-use is proposed, provide an appropriate number of residential units to match the low-density neighborhood context and up to 8,000 Sq. Ft. of space for local retail, commercial, and or light industrial uses.
- **COMMUNITY PREFERRED USES-** Applicants to develop these parcels for affordable owner-occupied housing, artist housing, possible mixed-use development, Open Space and community garden use.
- **COMMUNITY GARDEN-** Where current Community Garden is located, in the area approximating 778 -788 Parker Street, as part of a proposal that includes development on Terrace Street (Site 2), provide approximately 14,000 Sq. Ft of dedicated community gardens.
- **BUILDING OPEN SPACE-** Include private outdoor residential space(s) including balconies, porches, and patios. On Terrace Street, include shared outdoor activity space(s) including lawns, yards, gardens, patios, and terraces. Provide outdoor seating as needed for restaurants or cafe uses.



## USES GUIDELINES CONT.

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- **PARKING-** Underground parking is encouraged; surface parking should be severely limited in order to promote site uses including open and green space, arts, and gardens.
- **HISTORIC CONTEXT-** Proposals should reflect and build upon the historic uses of the site and the character of the surrounding structures.
- **EQUITY & INCLUSION-** Throughout planning and community engagement, MOH has emphasized the importance of promoting diversity in development, increasing efforts to mitigate displacement, and creating economic opportunities for all Bostonians.
- **UNACCEPTABLE USES OF THE PROPERTY-** The community is not in favor of proposed developments that include passive uses such as warehousing or self-storage. The following uses fall outside development guidelines and are forbidden: liquor stores, gun shops, auto body or repair shops, medical marijuana clinics, or check-cashing outlets.

Areas not built upon should be improved to emphasize open and green space and sustainable development principles that promote collective use.

A photograph of a community garden area. In the foreground, there is a concrete sidewalk. Behind it is a white picket fence that has been covered in colorful graffiti. The garden itself is a grassy field with some trees in the background. The sky is overcast.

# COMMUNITY GARDEN AND OPEN SPACE



# COMMUNITY GARDEN / OPEN SPACE

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**COMMUNITY GARDEN-** The Parker Street Community Garden is intended to integrate with and compliment new residential development on Parker Street and housing, mixed-use, commercial, and/or light industrial uses on Terrace Street.

The developer is required to design and construct the Community Garden on Parker Street and at a minimum shall provide the following:

## **COMMUNITY GARDEN PLOTS**

- Varying sized garden plots, accessible raised beds, new certified clean gardening soil with good solar access.
- Pathways, accessible walkways/routes, steps, edging, and fencing to control access.
- Garden infrastructure for rainwater harvesting, irrigation, composting, material, and tool storage.

## **OPEN AND CIRCULATION SPACE CONNECTING PARKER STREET GARDEN AND TERRACE STREET**

- Accessible pathways including softscapes and hardscapes railings, handrails, steps, edging, and landscaping.
- Element and strategies that animate the site, creatively engage the community and celebrate the site and sustainability.
- An accessible route connecting Parker and Terrace Street.
- Access for materials, supplies, and maintenance of the Community Garden pathways.
- Planting, soil, infrastructure for rainwater harvesting, irrigation, composting, material, and tool storage.



# COMMUNITY GARDEN / OPEN SPACE CONT.

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**COMMUNITY GARDEN OWNERSHIP AND MANAGEMENT-** Selected development team will be required to work with the City and the local community to develop an approach and to establish an entity (non-profit) to undertake ongoing management of the Community Garden. Proposals should include strategies for permanently establishing the Community Garden, including the use of a land trust and or deed restrictions.

## **FOR MEETING- ADDITIONAL OPTIONS TO DISCUSS FOR THE GARDEN SPACE:**

- Developing the Community Garden under a separate RFP (under the Grassroots Program).
- Urban Farm
- Food Forest
- Art/Cultural Space

# KEY ELEMENTS OF THE RFP



# KEY ELEMENTS IN THE RFP

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## Scope of Project

- Mission and Scope of Project
- Uses Guidelines
- Additional Resources

## Development Guidelines

- Preferred Uses
- Design Guidelines
- Existing Site Conditions

## Project Requirements

- As-Is Appraised Value
- Offer Price Information
- Applicant Guidelines
- Budget Review and Cost

## Evaluation Process

- Minimum Eligibility Criteria
- Comparative Evaluation Criteria

## Community Participation and Award of Contract

- Developer Designation
- Development Schedule



**Q&A**

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# WHAT'S NEXT

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Visit the *Building Housing* project page for information including, a copy of this presentation, and development timeline. [bit.ly/parkerandterrace](https://bit.ly/parkerandterrace)

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**MOH Thanks you for your interest!**